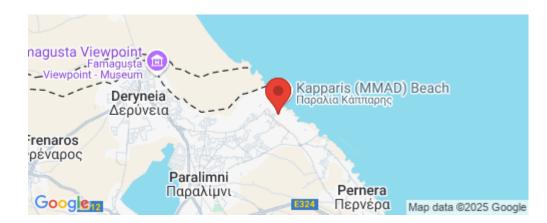


## 5 Bedroom House for Sale in Protaras, Famagusta District

A stunning beachfront villa overlooking at the endless blue waters of Protaras, Famagusta.



This outstanding two-storey property is situated at Fireman's beach area in Kapparis, Protaras, within the prestigious residential complex and within walking distance to Kennedy avenue where all amenities and services are located, such as restaurants, bars, supermarkets, bakeries, pharmacies etc.

The villa is situated at the frontline of the complex and is divided in two floors.

The ground floor consists of an open plan living, dining and kitchen area with direct access to the pool & veranda area, a guest toilet, and a bedroom. The 1st floor consists of 4 bedrooms, of ...

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Property Info		Plot / Area Info		Additional info	
Covered Area	256	Plot area	955	Reference Number	54647
Energy Efficiency Air Conditioning	N/A No	Pool Parking	Yes No	Property type	House
				Condition	<b>Pre-Owned</b>
				Bathrooms	4

Amenities Location

• Pool Region: Famagusta

Coordinates: **35.057051220367** / **34.008650328294** 



Price: €1 825 000 + VAT

VAT for this property is €197,043 or €346,750. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€69 600.00		
		Price per SOM	€7 129.00/m²	Common expenses	None

## **Representative: NCH Real Estate**

Registration number	1146	Email	info@nchrealestate.com
License number	571/E	Legal name	N/A

Phone: **+35722424203**, **+35777770532** 

## **Price change history**

€1 825 000 on Jan 22, 2025

















